

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>01-220</u>	<u>MANDY AUTO SALES CORPORATION</u>
<u>03-063</u>	<u>ECCLESIASTE ST. HILAIRE</u>
<u>03-277</u>	<u>BBC INVESTMENTS, INC.</u>
<u>03-370</u>	<u>COMANCHE, INC.</u>
<u>03-377</u>	<u>THE ALTERNATIVE PROGRAMS, INC.</u>
<u>03-383</u>	<u>SHAMROCK ASSOC.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 3/23/04 TO THIS DATE:

HEARING NO. 04-3-CZ8-1 (01-220)

9-54-41
Council Area 8
Comm. Dist. 2

APPLICANT: MANDY AUTO SALES CORPORATION

(1) BU-2 TO BU-3

OR IN THE ALTERNATIVE, REQUEST #2:

(2) USE VARIANCE to permit open lot used car sales in the BU-2 district as would be permitted in the BU-3 district.

AND WITH EITHER REQUEST #1 OR #2

(3) Applicant is requesting to permit a greenbelt varying in width from 0' to 5' (15' required) along all property lines.

(4) Applicant is requesting to permit a used car sales lot with a lot area of 0.32 acre (1 acre required).

(5) Applicant is requesting to permit a lawn area of 2,497 sq. ft. (maximum 411 sq. ft. permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 - #6 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Public Hearing for Mandy's Auto Sales," as prepared by Design Drafting, Robert Foraker, dated 10/30/03 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 8 through 14, inclusive, Block 6, less the south 15' thereof, in PINEDALE, Plat book 22, Page 32.

LOCATION: 3601 N.W. 79 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.32 Acre

BU-2 (Business – Special)

BU-3 (Business – Liberal)

THE FOLLOWING HEARING WAS DEFERRED FROM 3/23/04 TO THIS DATE:

HEARING NO. 04-3-CZ8-3 (03-277)

10-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: BBC INVESTMENTS, INC.

BU-2 to BU-3

SUBJECT PROPERTY: Lots 10, 11 & 12, less the east 35' thereof, Block 1, AVOCADO PARK,
Plat book 6, Page 11.

LOCATION: 8248 N.W. 22 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.337 Acre

BU-2 (Business – Special)

BU-3 (Business – Liberal)

APPLICANT: ECCLESIASTE ST. HILAIRE

- (1) SPECIAL EXCEPTION to permit a religious facility.
- (2) Applicant is requesting to permit an existing recreation structure setback 4'6" (50' required) from the interior side (west) property line and spaced less than 75' from the residential structure to the west.
- (3) Applicant is requesting to permit 43 parking spaces (45 required).
- (4) Applicant is requesting to waive the required continuous hedge (landscape buffer) along the rear (north) property line where parking is closer than 25' to property under different ownership.
- (5) Applicant is requesting to permit a landscape buffer of 4'6" along the interior side (west) property line (7' required).
- (6) Applicant is requesting to permit a religious facility with a lot area of 0.797 gross acres (2.5 gross acres required)
- (7) Applicant is requesting to permit a religious facility with a lot frontage of 100' (150' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Victory Haitian Baptist Church," as prepared by Silvia V. Jorin, A. I. A., dated Jan., 2003 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, less the north 112', less the west 30' of the south 10' of the north 112' & the south 10' of the north 112' of Lot 1, Block 4, RIVER GULFAIR, Plat book 40, Page 75.

LOCATION: Lying north of N.W. 105 Street & lying approximately 100' east of N.W. 21 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.797 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: COMANCHE, INC.

- (1) BU-2 & RU-1 to BU-3
- (2) Applicant is requesting to permit open lot car sales on a lot with an area of 0.98 acre (1 acre required).
- (3) Applicant is requesting to permit a greenbelt varying from 0' to 5' in width (15' required where abutting residential) along the interior side (north) property line.
- (4) Applicant is requesting to permit 8 parking spaces (38 required).
- (5) Applicant is requesting to permit 20 trees (25 required) within the required greenbelt areas.
- (6) Applicant is requesting to waive the required wall where commercially zoned property abuts residential property to the north.
- (7) Applicant is requesting to permit a car storage area to be partially enclosed (all uses required to be within an enclosed building or within walls).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #7 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Re-Zoning Site Plan Sales," as prepared by Tri-County Engineering, Inc., dated 1/5/04 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 137' of Tract 16; less the east 25' thereof, of revised plat of Blocks 14 & 19 of THE TROPICS and a resubdivision of Block 16 of same, Plat book 38, Page 50, and the south 137' of the east 17.5' of N.W. 28 Avenue, lying west of and adjoining said Tract 16.

LOCATION: 9704 N.W. 27 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 137' x 313.98'

BU-2 (Business – Special)
RU-1 (Single Family Residential)
BU-3 (Business – Liberal)

HEARING NO. 04-4-CZ8-3 (03-377)

11-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: THE ALTERNATIVE PROGRAMS, INC.

- (1) Applicant is requesting to permit a lot with a frontage of 50' (75' required).
- (2) Applicant is requesting to permit a lot area of 5,046 sq. ft. (7,500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Single Family Residence," as prepared by NYARKO Architectural Group, Inc., consisting of 2 sheets, dated 12/16/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 16, Block 1, T. L. JOHNSON SUBDIVISION in the SW ¼, , Plat book 41, Page 54.

LOCATION: 1271 N.W. 72 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: SHAMROCK ASSOC.

- (1) SPECIAL EXCEPTION to permit a self-service storage facility.
- (2) MODIFICATION of Paragraph 1 of a Declaration of Restrictions recorded in Official Record Book 15826 at Pages 3460 through 3464, only as it applies to the subject property and reading as follows:

FROM: "1. That said property shall be developed substantially in accordance with the spirit and intent of the plans previously submitted, prepared by Brown Demandt Architects entitled "Walgreens Center, dated the 3rd day of September, 1992."

TO: "1. That said property shall be developed substantially in accordance with the spirit and intent of the plans entitled 'Safeguard Self Storage,' as prepared by Kenneth R. Carlson-Architect, P. A., consisting of 7 pages, dated 12/6/03 and dated stamped received 12/17/03 and a revised site plan dated 3/1/04."

The purpose of the request is to allow the applicant to submit revised plans to add a 3-story self-service storage facility.

- (3) Applicant is requesting to permit a structure with a height of 50' (45' permitted).
- (4) Applicant is requesting to permit a floor area ratio of .77 (.62 permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) or § 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #3 & #4 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of Lot 468, EIGHTH ADDITION TO SEABOARD INDUSTRIAL PARK, Plat book 142, Page 57, being more particularly described as follows: Begin at a found ½" iron rod with cap PSM4129 at the Northeast corner of said Lot 468, said point being on the arc of a non-tangent curve. (A radial line through said point bears S89°45'5"W); thence SE/ly along the E/ly line of said Lot 468 and along the arc of said curve being concave to the Northeast, having a radius of 2,864.79', a central angle of 2°6'40", an arc distance of 105.56' to a found permanent reference monument; thence along said line and tangent to said curve, S03°21'35"E, 145.6' to a set nail and disc with cap LB7236; thence S86°38'25"W, 136.9' to a set nail and disc with cap LB7236; thence N88°29'46"W, 136.54' to a set nail and disc with cap LB7236; thence S3°21'35"E, 12.05' to a found nail and disc with cap LB3653; thence N88°29'46"W, 29.1' to a found nail and disc with cap LB3653; thence S86°38'25"W, 143.51' to a found nail and disc with cap LB3653 at the intersection of the W/ly line of said Lot 468; thence along said W/ly line, N3°21'35"W, 148.8' to a set ½" iron rod with cap LB7236, said point being on the arc of a tangent curve; thence NW/ly, along said line and

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HEARING NO. 04-4-CZ8-4 (03-383)

28-52-41
Council Area 8
Comm. Dist. 2

APPLICANT: SHAMROCK ASSOC.

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along the arc of said curve being concave to the Southwest, having a radius of 95', central angle of $28^{\circ}35'54''$, an arc distance of 47.42' to a found $\frac{1}{2}$ " iron rod with cap PSM4129 at the most W/ly Northwest corner of said Lot 468; thence along the N/ly line of said Lot 468, $N58^{\circ}2'31''E$, 107.12' to a set $\frac{1}{2}$ " iron rod with cap LB7236; thence along said N/ly line, $N86^{\circ}4'39''E$, 364.96' to the Point of beginning.

LOCATION: Lying west of N.W. 27 Avenue & 230' north of N.W. 119 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5± Acres

PRESENT ZONING: BU-1A (Business – Limited)